AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		3.8375	15529.787
PERMISSIBLE G.C.	35.00%	1.343	5435.425
PERMISSIBLE F.A.R	1.500		23294.680
PROPOSED G.C.	35.00%		5435.403
PROPOSED F.A.R.	1.500		23294.585
TOTAL NO. OF PLOTS			53
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GOUND COVERAGE			4.286

Checked subject to Comments
In forwarding letter No. 57025
Dt. 17/9/2024 ....and notes
Attached with this estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

Superintending Engineer,
HSVP Circle, Gurugram

Only For Service Plan Estimate

Executive Engineer
HSVP Division No. V, Gurugram

PLUMBING LEGEND:-	
	SEWER MANHOLE(910ø & ABOVE)
	SEWER MANHOLE
	SW-SEWER LINE(DWC SN8)
	150ø SOIL & WASTE WATER PIPE(FROM PLOT)

SEWER MANHOLE SIZE :-	
DIA OF M.H	DEPTH OF MH
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

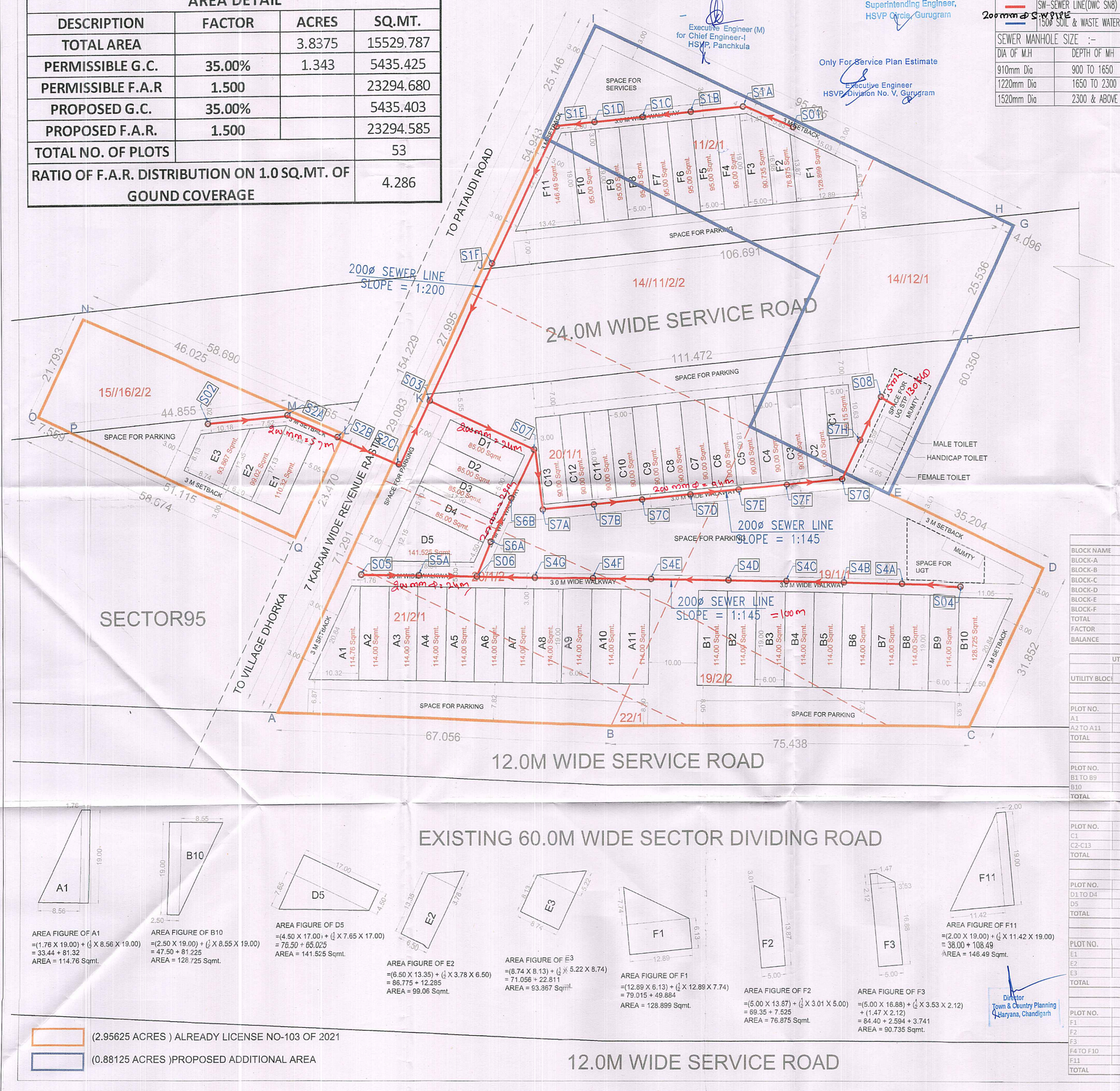
To be read with Licence No. 145 of 2023 Dated 11/07/2023

That this Layout plan for an additional area **0.88125 acres in the Commercial Plotted Colony area measuring 2.95625 acres (Licence No. 103 of 2021 dated 08.12.2021), thereby making total site area 3.8375 acres (Drawing No. DGTCP-7959 dated 28-8-23)** comprised of licence which is issued in respect Commercial Plotted Colony being developed by **GLS Infraprojects Pvt. Ltd, Sector-95, Gurugram Manesar Urban Complex** hereby approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
8. All green belts provided in the layout plan within the licenced area of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the liences.
9. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
10. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
11. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
12. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
13. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
14. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
15. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (P.P. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DGTCP(HR)

(PANKAJ BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)



AREA FIGURE OF A1
=(1.76 X 19.00) + (½ X 8.56 X 19.00)
= 33.44 + 81.32
AREA = 114.76 Sqmt.

AREA FIGURE OF B10
=(2.50 X 19.00) + (½ X 8.55 X 19.00)
= 47.50 + 81.225
AREA = 128.725 Sqmt.

AREA FIGURE OF D5
=(4.50 X 17.00) + (½ X 7.65 X 17.00)
= 76.50 + 65.025
AREA = 141.525 Sqmt.

AREA FIGURE OF E2
=(6.50 X 13.35) + (½ X 3.78 X 6.50)
= 86.775 + 12.285
AREA = 99.06 Sqmt.

AREA FIGURE OF E3
=(8.74 X 8.13) + (½ X 5.22 X 8.74)
= 71.056 + 22.811
AREA = 93.867 Sqmt.

AREA FIGURE OF F1
=(12.89 X 6.13) + (½ X 12.89 X 7.74)
= 79.015 + 49.884
AREA = 128.899 Sqmt.

AREA FIGURE OF F2
=(5.00 X 13.87) + (½ X 3.01 X 5.00)
= 69.35 + 7.525
AREA = 76.875 Sqmt.

AREA FIGURE OF F3
=(5.00 X 16.88) + (½ X 3.53 X 2.12)
+ (1.47 X 2.12)
= 84.40 + 2.594 + 3.741
AREA = 90.735 Sqmt.

AREA FIGURE OF F11
=(2.00 X 19.00) + (½ X 11.42 X 19.00)
= 38.00 + 108.49
AREA = 146.49 Sqmt.

Director
Town & Chuntry Planning
Haryana, Chandigarh

BOCK SUMMARY				
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R
BLOCK-A	A1-A11	11	1254.760	5377.543
BLOCK-B	B1-B10	10	1154.725	4948.821
BLOCK-C	C1-C13	13	1133.150	4856.357
BLOCK-D	D1- D5	5	481.525	2063.679
BLOCK-E	E1-E3	3	303.244	1299.619
BLOCK-F	F1-F11	11	1107.999	4748.565
TOTAL		53	5435.403	23294.585
FACTOR			35.00%	1.500
BALANCE			0.022	0.095

UTILITY BLOCK - FREEROM GROUND COVERAGE & F.A.R.				
	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
UTILITY BLOCK	5.65 X 9.59	54.18	1	54.18

BLOCK-A AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
A1	IRREGULAR	114.76	1	114.760
A2 TO A11	6.00 X 19.00	114.00	10	1140.00
TOTAL			11	1254.760

BLOCK-B AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
B1 TO B9	6.00 X 19.00	114.00	9	1026.00
B10	IRREGULAR	128.725	1	128.725
TOTAL			10	1154.725

BLOCK-C AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
C1	5.00 X 10.63	53.15	1	53.150
C2-C13	5.00 X 18.00	90.00	12	1080.00
TOTAL			13	1133.150

BLOCK-D AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
D1 TO D4	5.00 X 17.00	85.00	4	340.00
D5	IRREGULAR	141.525	1	141.525
TOTAL			5	481.525

BLOCK-E AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
E1	6.44 X 17.13	110.317	1	110.317
E2	IRREGULAR	99.06	1	99.06
E3	IRREGULAR	93.867	1	93.867
TOTAL	-		3	303.244

BLOCK-F AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
F1	IRREGULAR	128.899	1	128.899
F2	IRREGULAR	76.875	1	76.875
F3	IRREGULAR	90.735	1.000	90.735
F4 TO F10	5.00 X 19.00	95.00	7	665.00
F11	IRREGULAR	146.49	1	146.490
TOTAL			11	1107.999

SEWER LAYOUT

MEP CONSULTANT:
BEHERA & ASSOCIATES PVT.LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:-011-40583898 MOB:9811911853
EMAIL-behera.associates@gmail.com

DEVELOPER:-
GLS INFRAPROJECTS PVT. LTD.

PROJECT:-
REVISED & PROPOSED SITE PLAN OF PLOTTED COMMERCIAL COLONY ON LAND AREA MEASURING 3.8375 (EXISTING LICENSE NO-103 OF 2021 DATED- 08-12-2021 ON AREA - 2.95625 ACRES & PROPOSED AREA - 0.88125 ACRES) SITUATED IN THE REVENUE ESTATE OF VILLAGE DHORKA, SECTOR-95, DISTT. GURUGRAM, HARYANA
GLS INFRAPROJECTS PVT. LTD.

For GLS INFRAPROJECTS PVT. LTD.
Authorised Signatory
OWNER/AUTH. SIGNATURE

VIMAL BAJAJ
Architect CA/96/10791
938, Sector-14, Gurgaon
ARCHITECT'S SIGNATURE

DRAWING TITLE: SITE PLAN SEWER LAYOUT
DRAWING NO. A-1 | SCALE : 1 : 400